



Dale House

Swinton Mill, Coldstream, TD12 4JS



For those seeking a modern family home in a semi rural and accessible position, Dale House offers exactly that. Occupying a sizeable plot which surrounds the property, the house sits well back from the road. It benefits from lovely open outlooks over the adjoining farmland to The Lammermuirs in the distance. The well considered accommodation offers plenty of flexibility and semi open plan living areas, ideal for modern family life. Local schooling is available in the nearby village of Swinton and secondary schooling at The Berwickshire High School in Duns. This well appointed, nicely proportioned family home would suit those looking for a quiet family environment within easy reach of nearby towns and villages.



LOCATION

Swinton is a popular village with a traditional Village Green. It has several local amenities including Primary School, Play Park, Garage, Builders, Hotel Restaurant and Church. The area is an ideal country location. It has opportunities for fishing on the Tweed, golf at Duns and the Hirsell, horse riding and walking in the Cheviot and Lammermuir hills. The village is centrally situated, with the nearby towns of Duns, Coldstream, Kelso and Berwick all within a 12-mile radius. Berwick offers access to the East Coast main line, with direct connection to Edinburgh, Newcastle and London. Edinburgh and Newcastle are also within easy reach by car.

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Garden Room, Dining Room, Breakfasting Kitchen, Utility Room, Cloakroom, Sitting Room/Downstairs Bedroom, Three Double Bedrooms (Master with En-Suite Shower Room), Nursery/Bedroom Four and Family Bathroom. Detached Double Garage. Sizeable Garden Ground.

ENTRANCE

Double wrought iron entrance gates give way to a sweeping driveway. This extends past the property to the detached double garage located to the rear. The drive is flanked on either side by the neatly tended lawned gardens and provides an expanse of private parking.

GROUND FLOOR ACCOMMODATION

Double timber entrance doors open into an enclosed storm porch. A further glazed door leads into the warm and welcoming reception hall. The hall features solid wood flooring and a carpeted staircase. This leads to the galleried style landing over ample built-in storage. The cloakroom to the rear of the hallway provides a useful ground floor facility with WC and wash hand basin. With a focal point provided by the lovely open coal fire, the lounge is an excellent family space of good proportions. It has double windows overlooking the gardens to the rear. Access from the lounge leads into the adjoining garden room, which is also open plan from the rear of the dining room. Glazed on three sides, the garden room has been designed to make the very most of the open outlooks. The room provides plenty of room for a range of free standing

furniture. The adjoining dining room is a lovely sociable space with plenty of room for a large table and chairs, making it ideal for entertaining. The kitchen, which also provides space for everyday dining, is fitted with an excellent range of modern wall and base units. These include integral dishwasher, fridge freezer and space for a slot in cooker. This room also benefits from plenty of natural light thanks to the windows to two sides. The neighbouring utility room is an excellent space, fitted with base units incorporating space for a washing machine and tumble drier. The central heating boiler is located within this room. An external side door allows direct access from the drive and gardens. Finally, on the ground floor, a very versatile room is currently utilised as a sitting room. It is fitted with a log burning stove and benefits from built in storage. This room could work equally well as a home office or indeed a downstairs bedroom if required.

FIRST FLOOR ACCOMMODATION

A carpeted staircase leads to a lovely galleried style landing on the first floor. The master bedroom is particularly spacious, flooded with natural light and enjoying those lovely outlooks towards the Lammermuirs. The room benefits from extensive storage to one wall. It includes a freshly presented en-suite shower room comprising W/C, pedestal sink and shower cubicle with wet wall panelling. The second bedroom, also a well proportioned room, overlooks the grounds to the front. The third double bedroom benefits from windows to both the front and the rear. Off bedroom three is a room which would be ideally suited as a nursery. It offers plenty of space for a single bed with the benefit of built in storage. Alternatively, this peaceful room could be equally well suited as an office if preferred. Centrally positioned off the main landing, the family bathroom has partially tiled walls and is fitted with a W/C, pedestal sink and timber panelled bath.

EXTERNAL

Dale House occupies a sizeable plot. The neatly presented, well tended gardens incorporate large lawned areas with a selection of herbaceous beds and borders. The main area of lawn to the front houses a large timber summer house. To the rear of the property, a decked terrace is perfectly positioned to make the most of the outlooks and evening sun, ideal for summer dining.

DOUBLE GARAGE

A detached double garage lies to the rear of the property with up and over doors to the front. Side window and a single door allow access from the garden. The garage benefits from light, power and also provides excellent additional storage.

SERVICES

Mains water and electricity. Private drainage. Double glazing. Oil fired central heating.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating D.

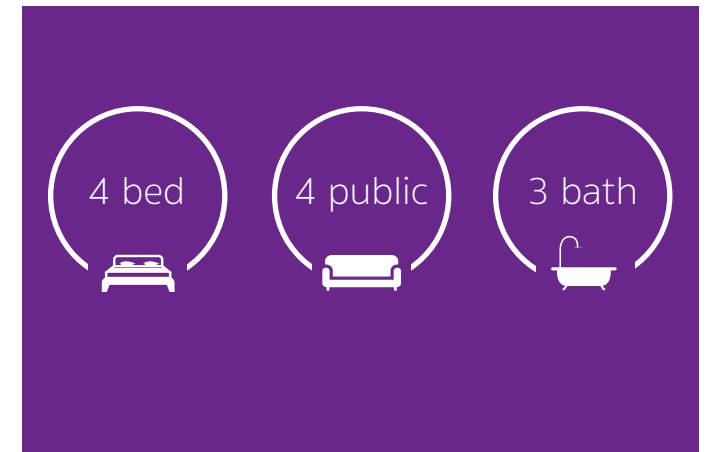
VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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